

**November 21, 2006 Minutes of  
Bigfork Land Use Advisory Committee  
WORKSHOP MEETING**

Members present: Phil Hanson, John Bourquin, Paul Guerrant, Clarice Ryan, Darrel Coverdell, Mary Jo Naïve, Shelley Gonzales

Chairman Bourquin called the meeting to order at 10:05 AM, and called for adoption of the agenda. With no new items added to the agenda, agenda was adopted.

Minutes of the November 14, 2006 meeting were approved.

**OLD BUSINESS:**

**Secretary Report:**

Secretary Hanson reported the BSC had questioned whether the Draft would be completed for review and published in final Draft form in time for the December 9 and 13, 2006 public meetings. The suggestion from BSC is to postpone public meetings until January or February.

The Committee discussed progress to date and determined to accept the BSC recommendation to postpone public meetings. The following will need to be accomplished before public meetings can be scheduled:

1. Complete review of Part V
2. Complete review of Part VI, VII, VIII
3. Consider all Comments to date.
4. Confer with BSC on changes to Draft
5. Print final Draft for public review

Secretary Hanson reported files of all workshop sessions to date had been forwarded to BLUAC and BSC Executive Committee.

**Comment consideration:**

1. Al Johnson: continue considering comments on Part V
2. Chuck Gough: correct figures in Part II
3. Bill Myers: Noted several comments had been implemented. Comments of a general nature so considered.
4. Thuma: Considered comments would be appropriate for consideration in the Flathead County Growth Plan. Suggest forwarding comments to Flathead County Planning Office.
5. Lisa Horowitz: Committee discussed the letter from Planner Lisa Horowitz, dated July 21, 2006. Shelley Gonzales reported Lisa's suggestions had been thoroughly considered and implemented in the Draft by the Steering Committee before forwarding the Draft to BLUAC. It was noted that the maps are still in the process of completion. It was also noted that the BSC considered the development pattern for the Bigfork Zoning District was not necessary due to the limitations to the extension of water and sewer as well as BLUAC consideration of individual applications outside boundaries of the sewer district.
6. Elna Darrow: Written comment has not been received.
7. Al Johnson: Map Disclaimer as follows: "The graphical representation of this map may or may not reflect the legal description or other designation of any parcel depicted hereon."
8. Shelley Gonzales: Suggested there be a separate Definitions page rather than at the end of The Bigfork Vision. Committee determined there should be an additional page "x" in the beginning of the Draft following The Bigfork Vision statement. The suggestion was agreed to and Secretary Hanson directed to set up a page "x" for Definitions.

9. Phil Hanson asked the committee to replace “conservancy funds” in Part V, Item 4, Page 35 with the understanding that the term does not imply conservation easements but funds available from grants, etc.  
11:15 AM: Committee took a 5 minute break.

**Public Comment:**

Chairman Bourquin informed the public that all comments will be considered in the workshop process. The Committee has invited the Chairmen of the individual subcommittees, as advisors, to clarify or add comments during the process of each section of the Draft.

Gina Kelmpe: Did not find a copy of the Draft at the UPS Store. P 13.2, questioned what body of water is included. P13.3 Asked if there is authority for a reclamation bond. P24.1 recommends “shall” be used in the text. P 25.1 recommends “shall” be used.

Bill Myers: Read a written statement expressing his personal feelings about certain members of BLUAC, the process, and California attorneys. He also repeated his contention that the Draft document violates personal property rights based on previous comments. Myers did not leave written comments.

**Draft Bigfork Neighborhood Plan:**

Secretary Hanson was asked to check with the UPS Store and the Bigfork Library to make sure copies of the Draft were still available. Discussion was held concerning how to document the Committee’s consideration of public comment. Consensus is to follow each public comment, in each section, with the result of the Committee’s consideration in *italic/bold* comments to document action taken.

**Workshop:**

Committee continued review of Part V Land Use and Natural Resources through P. 20.2.

**Public Comment:**

None

**NEW BUSINESS:**

Shelley Gonzales noted the text boxes in the Draft document were hard to read and limited editing and corrections. Consensus of the Committee is to eliminate text boxes in the final Draft.

Committee discussed dates for the next workshop for review of the Draft. Date for the next workshop will be Friday, December 1, 2006, 10:00 AM at the Bethany Lutheran Church. A final workshop may be held to consider all comments received at the end of workshop sessions.

Meeting was adjourned at 4:15 PM

Sue Hanson  
BLUAC Secretary